

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

**CIVIL MINUTES – GENERAL**

|          |                                |      |                   |
|----------|--------------------------------|------|-------------------|
| Case No. | 2:25-cv-00906-CAS-RAOx         | Date | February 19, 2025 |
| Title    | Hector Delgado v. Emma Delgado |      |                   |

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Present: The Honorable CHRISTINA A. SNYDER

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Catherine Jeang  
Deputy Clerk

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Not Present  
Court Reporter / Recorder

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N/A  
Tape No.

Attorneys Present for Plaintiffs:  
Not Present

Attorneys Present for Defendants:  
Not Present

**Proceedings:** (IN CHAMBERS) - ORDER TO SHOW CAUSE RE: SUBJECT MATTER JURISDICTION

On January 7, 2025, plaintiff Hector Delgado (“plaintiff”) filed this unlawful detainer action against defendant Emma Delgado (“defendant”) in Los Angeles County Superior Court. Dkt. 1 at 10. Defendant removed the case to this Court on February 3, 2025. *Id.* at 1. Defendant concurrently filed a request to proceed *in forma pauperis*. Dkt. 2. Defendant asserts that this Court has jurisdiction on the basis of a federal question. Dkt. 1 at 2 (citing 28 U.S.C. § 1331 and § 1441).

It appears that this Court lacks subject matter jurisdiction over this action. The law is clear that “[u]nlawful detainer actions are strictly within the province of state court.” *Federal Nat’l Mort. Assoc. v. Suarez*, 2011 U.S. Dist. LEXIS 82300, \*6 (E.D. Cal. Jul. 27, 2011); *Deutsche Bank Nat’l Trust Co. v. Leonardo*, 2011 U.S. Dist. LEXIS 83854, \*2 (C.D. Cal. Aug. 1, 2011) (“[T]he complaint only asserts a claim for unlawful detainer, a cause of action that is purely a matter of state law.”).

Here, the only claim asserted by plaintiff is for unlawful detainer against defendant. *See* dkt. 1 at 10. Accordingly, defendant is hereby ORDERED TO SHOW CAUSE, in writing, on or before **March 6, 2025**, why this case should not be remanded to Los Angeles County Superior Court.

IT IS SO ORDERED.

Initials of Preparer 00 : 00  
CMJ